



**Moorcourt House, Leigh Lane, Leigh, Stoke-On-Trent.  
ST10 4NU**

**welcome to**

## **Moorcourt House, Leigh Lane, Leigh, Stoke-On-Trent**

Bagshaws Residential are delighted TO LAUNCH this Grade II Listed seven bedroom Farmhouse requiring some modernisation/improvement works but offering excellent potential with the opportunity to purchase further four 2/3 bedroom barn conversions available by separate negotiation.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](https://www.localagent.com)

Access to the property is gained via wrought iron gates leading to courtyard and to:

**Entrance Door:**

Leading into:

**Entrance Porch:**

Having tiled flooring; window; door off to:

**Kitchen Diner:**

29' 8" max x 15' 9" max into alcove ( 9.04m max x 4.80m max into alcove )

A farmhouse kitchen comprising bespoke pine handmade base, drawer and wall units; complementary work surfaces; central island unit; wine fridge; space for Aga style oven; complementary wall and floor tiling; two windows; beams to the ceiling; wooden flooring; three roof light windows; feature electric fire; double doors separate kitchen area and diner area; step up to:

**Utility Room:**

13' 1" max x 6' 6" ( 3.99m max x 1.98m )

With ceramic sink set in a base unit; further base and wall units; shelving; plumbing for dishwasher and washing machine; further appliance space; central heating boiler; window; tiled flooring.

**Rear Lobby:**

With storage cupboards; door to stairs: door to dining room; door leading to:

**Shower Room:**

Having walk-in shower; low level wc and wash hand basin set in a vanity unit; heated towel rail; wood effect flooring.

**Step Up to Dining Room:**

11' 6" max excluding bay x 9' 2" max ( 3.51m max excluding bay x 2.79m max )

Having bay window; central heating radiator; feature cast iron fireplace; (door leads to lounge not in use); door leading into:

**Lounge:**

16' into arch x 16' 11" ( 4.88m into arch x 5.16m )

Having feature fireplace housing a log burning stove; wood flooring; two sash windows; two central heating radiators; beams to the ceiling.



**Drawing Room:**

12' 7" x 11' 9" ( 3.84m x 3.58m )

Having wood flooring; sash window; feature cast iron fireplace; central heating radiator; picture rail; beam to the ceiling.

**Hallway:**

With hard flooring; storage cupboard; original wooden spiral main staircase leading to:

**First Floor Landing:**

With stairs leading to the second floor; sash window; wood flooring; doors to:

**Bedroom:**

12' 3" x 12' 1" ( 3.73m x 3.68m )

Having timber flooring; window; central heating radiator; loft access hatch.

**Step Up To:**

**Main Bedroom:**

17' max x 14' 1" ( 5.18m max x 4.29m )

Having feature fireplace; built in storage cupboard; two sash windows; two central heating radiators; wood flooring; door into:

**En Suite:**

Restricted head height. With bath; low level wc; wash hand basin with tiled splashback; wooden flooring; central heating radiator; beam to the ceiling.

**Bathroom:**

Having bath; low level wc; wash hand basin; splashback tiling; wood flooring; window; central heating radiator; beam to the ceiling.

**Bedroom:**

10' 6" x 7' 11" ( 3.20m x 2.41m )

With beams to the ceiling; loft access hatch; wood flooring; central heating radiator; door to:

**Stairs:**

Leading to:

**Second Floor Landing:**

Part restricted head height. (Can be used as study area) Having feature beams; wood flooring; window; doors of to:

**Bedroom:**

17' x 6' 1" ( 5.18m x 1.85m )

Part restricted head height. With timber flooring; window; feature beams; exposed brickwork; storage cupboard.

**Bedroom:**

10' 6" x 8' 2" ( 3.20m x 2.49m )

Part restricted head height. Having wooden flooring; central heating radiator; storage cupboard.

**Staircase from Rear Lobby:**

Leading to:

**First Floor:**

With doors off to:

**Step up to Bedroom:**

12' 8" x 10' 2" ( 3.86m x 3.10m )

With sash window; timber flooring; central heating radiator.

**Step up to Bedroom:**

17' 5" max x 12' 8" ( 5.31m max x 3.86m )

Opening from landing having timber flooring; feature beams; door leading into:

**Cloakroom:**

Having low level wc; wash hand basin.

**Gardens:**

Sweeping driveway to the front leads to the triple garage and front garden with feature hedge and tree area, patio area with steps leading down to lawned area with pathway having an abundance of shrub and bush plantings and hedge boundaries. Summer house. Wrought iron gates lead to rear courtyard area having access to the outbuilding laundry room (please note this courtyard will become shared parking with the barns).

**Outbuilding Laundry Room:**

Not inspected.

**Five Door Garage:**

Not inspected.

**Please Note:**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



**view this property online** [bagshawsresidential.co.uk/Property/UTR109648](https://www.bagshawsresidential.co.uk/Property/UTR109648)

Photographs may have been taken using a wide angle lens.

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## **Moorcourt House, Leigh Lane, Leigh, Stoke-On-Trent**

- Grade II Listed Farmhouse
- Additional 2/3 Bedroom Barns available by Separate Negotiation
- Seven Bedrooms. En Suite to Master
- Three Reception Rooms. Farmhouse Kitchen Diner
- Ground Floor Shower Room. First Floor Bathroom

Tenure: Freehold EPC Rating: E

# £650,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
UTR109648 - 0004

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